

**MILLSTONE TOWNSHIP
BOARD OF ADJUSTMENT
MEETING MINUTES
JULY 22, 2020**

Due to the Covid-19 Pandemic State of Emergency the Millstone Township Board of Adjustment meeting scheduled for Wednesday, July 22, 2020 at 7:30 p.m. will be held using the Zoom Conferencing platform. Members of the public have the option to attend the meeting either by using a device (PC, laptop, tablet or smartphone) or by dialing in via telephone.

Meeting called to Order by Chairman Novellino at 7:31 p.m.

Reading of Adequate Notice by Vice-Chairman Barthelmes.

Salute to the Flag and observance of a moment of silence for the troops.

Roll Call: Present – Barthelmes, Conoscenti, Ferrara, Frost, Mangano, Morelli, Mostyn and Novellino

Absent – Frost

APPROVAL OF MINUTES: June 24, 2020

The Board having reviewed the Meeting Minutes and suggested changes having been made, Mr. Ferrara made a Motion to adopt and Mr. Morelli offered a Second: Roll Call Vote: Ferrara, Morelli, Mangano and Novellino votes yes to approve.

RESOLUTIONS:

Z18-09 MAZZITELLI - Block 36.01, Lot 3 located at 6 Quail Hill Road consisting of 2.66 acres in the R-80 Zoning District. Applicant sought and received approval in Resolution Memorialized in 3-27-19 to construct single family home on the existing vacant lot. Variances were required for: Sec. 4-4.7 (Lot Area requirements) because a 200' diameter circle cannot be inscribed within the usable building area; Sec. 11-24.3 because existing steep slopes (15%+) are proposed to be disturbed and a conservation easement is not proposed around the remaining steep slopes. Also requested and granted was a waiver from checklist submission of Environmental Impact and Assessment. (Sec. 9-3). Resolution memorialized 3-27-19. Applicant returns to the Board seeking an additional 6-month extension of time to 9-24-20 that was granted.

The Board having read the Resolution and finding same in order, Mr. Mostyn made a Motion to memorialize the Resolution and Mr. Ferrara offered a Second. Roll Call Vote: Mostyn, Ferrara, Morelli, Mangano and Novellino voted yes to memorialize the Resolution.

Z20-03 MUMAU, BRIAN AND ELAINE – Block 6.02, Lot 5 located at 15 Saddlebrook Road consisting of 1.84 acres in the R-130 Zoning District. Applicant's property is a thru street. Applicant sought and received approval to remove a 500 s.f. horse barn and construct a new 1,080 s.f. horse barn where 900 s.f. is permitted Deemed Complete 3-18-20. Date of Action 7-16-20. Noticing required.

The Board having read the Resolution and finding same in order, Mr. Mostyn made a Motion to memorialize the Resolution and Mr. Ferrara offered a Second. Roll Call Vote: Mostyn, Ferrara, Morelli, Mangano and Novellino voted yes to memorialize the Resolution.

The Board having read the Resolution and finding same in order, Mr. Morelli made a Motion to memorialize the Resolution and Mr. Mostyn offered a Second. Roll Call Vote: Morelli, Mostyn, Ferrara, Mangano and Novellino voted yes to memorialize the Resolution.

Seeing no new or old business, Mr. Ferrara made the Motion to Adjourn and Mr. Morelli offered a Second and by unanimous vote the meeting adjourned at 7:40 p.m.

Respectfully submitted,

Pamela D'Andrea